

**TO LET /
MAY SELL**

**PUBLIC HOUSE
INCLUDING
MANAGER'S
ACCOMMODATION**

PROMINENT TOWN CENTRE
LOCATION

WELL KNOWN LOCAL VENUE

TWO BED FLAT INCLUDED

OFFERS OVER £22,500 PER
ANNUM

NO BEER TIE

MAY SELL



VIDEO TOUR



WHAT 3 WORDS

DROUTHY NEEBORS, 54B & 56 SMITH STREET, AYR, KA7 1TF

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Location

DROUTHY NEEBORS, 54B & 56 SMITH STREET, AYR



Location

The property is set in a prominent town centre location on Burns Statue Square facing the recently re-opened Astoria Cinema and within an established town centre licensed trade circuit.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.



**Town Centre Public House With
Manager's Accommodation**



FIND ON GOOGLE MAPS



Description

DROUTHY NEEBORS, 54B & 56 SMITH STREET, AYR



Description

The subjects comprise an easily managed single bar operation fitted along traditional lines and includes the following:

- > Bar
- > Cellar/Office
- > Customer Toilets

There is in addition a manager's flat located directly above the subject premises which offers generous accommodation and extends to the following accommodation:

- > Hallway
- > Lounge
- > Two Double Bedrooms
- > Dining Kitchen
- > Bathroom

Accommodation

	m ²	ft ²
Public House	102.32	1,100
Flat	92.90	1,000
Total	195.22	2,100

The above floor areas have been calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

Offers over **£22,500 per annum** are invited.

Our client will not look to include any beer tie within the lease arrangement.

Lease Terms

The property is available on a new lease of negotiable length.

Purchase Price

Our clients may consider selling, offers are invited.

Rating Assessment

The property is currently entered in the Valuation Roll as follows:

Public House - RV £17,000

The flat is assessed with Council Tax Band C.

Energy Performance Certificate

A copy of the EPC for each property is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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